



REPUBLIC OF THE PHILIPPINES
CITY OF MANDALUYONG
CITY ASSESSOR'S DEPARTMENT



PROPOSED SCHEDULE OF MARKET VALUES

In accordance with the provisions of R.A. 12001, known as the "Real Property Valuation and Reform Act of 2024".

What is Republic Act No. 12001

“Real Property Valuation and Assessment Reform Act (RPVARA)”

Republic Act No. 12001, or the Real Property Valuation and Assessment Reform Act (RPVARA), is a Philippine law that standardizes and modernizes real property valuation and assessment across all Local Government Units (LGUs). It establishes a uniform, market-based valuation system, mandates the regular revision of the Schedule of Market Values (SMV), and aligns local assessment practices with nationally prescribed and internationally accepted valuation standards. The law aims to promote fairness, transparency, consistency, and stronger legal defensibility in real property taxation.

Who Implements RPVARA?

“Real Property Valuation and Assessment Reform Act (RPVARA)”

Republic Act No. 12001 (RPVARA) is under the supervision of the **Department of Finance**, with the **Bureau of Local Government Finance (BLGF)** serving as its technical arm and principal proponent. The **DOF**, through the **BLGF**, exercises oversight over real property valuation and assessment nationwide, including the prescription of valuation standards, review and approval of **Schedule of Market Values (SMVs)**, and oversight of the national property database. At the local level, Provincial, City, and Municipal Assessors are mandated to conduct general revision of assessments and preparation of SMVs, subject to legislative adoption and DOF approval.

Why Implement the RPVARA?

“Real Property Valuation and Assessment Reform Act (RPVARA)”

The implementation of **Republic Act No. 12001**, otherwise known as the **Real Property Valuation and Assessment Reform Act (RPVARA)**, is being undertaken in compliance with a national mandate to standardize, professionalize, and harmonize real property valuation and assessment across all Local Government Units.

This measure is not discretionary but ministerial in nature, as the law expressly requires LGUs to adopt uniform valuation standards and an updated Schedule of Market Values consistent with nationally prescribed guidelines.

The objective is to ensure transparency, equity, and uniformity in the determination of property values for taxation and other governmental purposes, thereby eliminating inconsistencies and valuation disparities.

The adoption of these standards strengthens the legal defensibility of assessments, enhances public trust in the valuation process, and aligns local revenue administration with internationally accepted valuation principles.

Who are Affected by the Reform?

“Real Property Valuation and Assessment Reform Act (RPVARA)”

- **Property Owners** – May experience adjustments in assessed values and Real Property Tax (RPT) liabilities due to updated market-aligned valuations.
- **Developers and Commercial Establishments** – Subject to standardized and updated property valuation methodologies.
- **Institutional and Large Property Holders** – May see significant valuation adjustments depending on market alignment.
- **Local Government Units (LGUs)** – Required to revise Schedule of Market Values (SMVs), apply uniform valuation standards, and comply with national oversight.
- **Assessors and Treasurers** – Directly responsible for implementing revised assessments and administering tax collection.

How Will RPVARA Impact Real Property Tax (RPT) Obligation?

“Real Property Valuation and Assessment Reform Act (RPVARA)”


Under the mandates of Republic Act No. 12001 (RPVARA), Local Government Units must adopt updated, market-aligned Schedule of Market Values (SMVs), which may significantly increase assessed property values where current valuations are outdated. As a result, **Real Property Tax (RPT) obligation may correspondingly increase once the revised valuations are approved and implemented.** The extent of the impact will depend on the variance between existing assessments and prevailing market conditions.

What is the Valuation Process Under RPVARA?

“Real Property Valuation and Assessment Reform Act (RPVARA)”


1 Tax Amnesty Implementation (Preparatory Phase)

- Conduct Real Property Tax (RPT) Amnesty to update records and encourage taxpayer compliance prior to general revision.
- Cleansing of tax declarations and ownership records.

 **January 2024 – December 2024**


2 Data Collection Stage

- Gathering of verifiable market sales data (1–2 years prior transactions).
- Collection of property characteristics, land classifications, zoning, and location factors.
- Field inspections and database updating.

 **January 2024 – December 2025**


3 Market Analysis, Application of Valuation Approaches & Drafting of Proposed SMV (Merged Technical Phase)

- Sales validation, ratio studies, value clustering, and trend analysis.
- Application of appropriate valuation approaches:
 - Sales Comparison Approach (Land)
 - Cost Approach (Buildings/Improvements)
 - Income Approach (Income-generating properties)
- Consolidation of unit values by classification and location.
- Preparation of valuation tables and complete technical documentation.

 **January 2026 – March 2026**

4 Public Consultation (Mandatory under BLGF Calendar)

- Presentation of proposed SMV to stakeholders.
- Receipt of comments, objections, and recommendations.
- Refinement of proposed SMV based on technical review and consultations.

 **February 2026 – March 2026**

(Must be completed prior to submission to BLGF)

5 Submission of Proposed SMV to BLGF (Through DOF)


- Formal submission for compliance review under Philippine Valuation Standards.

- Mandatory deadline:

 **On or Before March 31, 2026**


6 BLGF Review and Approval

- Technical compliance review.
- Possible revisions and adjustments.
- Issuance of Approval/Authority to Adopt.

 **April 2026 – September 2026**


7 Legislative Adoption (Sanggunian Ordinance)

- Adoption of BLGF-approved SMV through Ordinance.

 **October 2026 – December 2026**

8 Implementation of Revised SMV

- Effectivity of approved SMV.
- Application in determining Assessed Value and Real Property Tax base.

 **January 1, 2027 onward**

Comparative Valuation (for Residential)

SUB-CLASS.	CURRENT SMV (ORD. NO 905, S-2022)	PROPOSED SMV	ZONAL VALUE
R-1	22,000.00	170,000.00	147,000.00
R-2	14,000.00	120,000.00	70,000.00
R-3	12,000.00	90,000.00	41,000.00
R-4	10,000.00	70,000.00	28,000.00
R-5	8,000.00	50,000.00	25,000.00

Comparative Valuation (for Commercial)

SUB-CLASS.	CURRENT SMV (ORD. NO 905, S-2022)	PROPOSED SMV	ZONAL VALUE
C-1	40,000.00	300,000.00	250,000.00
C-2	36,000.00	270,000.00	150,000.00
C-3	32,000.00	180,000.00	55,000.00
C-4	28,000.00	150,000.00	60,000.00
C-5	20,000.00	110,000.00	33,000.00



PROPOSED SCHEDULE OF BASE UNIT VALUES FOR RESIDENTIAL AND COMMERCIAL LANDS

The following shall constitute the proposed base unit market values for residential and commercial lands:

CRITERIA FOR SUB-CLASSIFICATION

(for Residential)

FIRST CLASS RESIDENTIAL LAND (R-1)

- a) Located along concrete road/ First class subdivision.
- b) Where playground, school, light, water, electricity, cable TV and telephone facilities are installed/available.
- c) Located near the public market, banks in highly commercial area.
- d) Religious institution and water supplies are available in the said area.

SECOND CLASS RESIDENTIAL LAND (R-2)

- a) Located along concrete road/ Second class subdivision.
- b) Educational, religious institution, market, church, playground, water, electricity and telephone facilities are available.
- c) The condition of the improvements is above average.

THIRD CLASS RESIDENTIAL (R-3)

- a) Located along concrete road/ Third class subdivision.
- b) Where the average earning people reside.
- c) Where telephone, water, electric supplies and land transportation are available.
- d) Where the third highest value of land can be seen.

FOURTH CLASS RESIDENTIAL LAND (R-4)

- a) Located along with mixed concrete and asphalt road.
- b) Where average types of residential houses are constructed.
- c) Water supplies, electricity and school buildings are available.
- d) The way of living is very much lower than the third-class residential land.

FIFTH CLASS RESIDENTIAL LAND (R-5)

- a) Located along with mixed concrete and asphalt road
- b) Where the houses are built with mixed materials.
- c) Public market, church and educational institution are far from the place.

CRITERIA FOR SUB-CLASSIFICATION

(for Commercial)

FIRST CLASS COMMERCIAL LAND (C-1)

- a) Located along concrete road.
- b) Where the trading center and educational activities of the cities take place.
- c) Where concrete road and high grade of commercial business establishment are located.
- d) Traffic flow is exceptionally busy.
- e) Where the highest land value is located.

SECOND CLASS COMMERCIAL LAND (C-2)

- a) Located along the concrete road.
- b) Where the trading center and educational activities is lower than the first-class commercial land.
- c) Where highly commercial establishment can be located.
- d) Water supplies, telephone and electricity are abundant.
- e) The flow of vehicular transportation is sluggish.

THIRD CLASS COMMERCIAL LAND (C-3)

- a) Located along mixed, concrete and asphalt road.
- b) Where trading center and educational institution are located.
- c) Where telephone, electricity and water supplies are abundant.
- d) Where the land value is lower than the second class.

FOURTH CLASS COMMERCIAL LAND (C-4)

- a) Located along mixed, concrete and asphalt road.
- b) Where the trading center is less than third class.
- c) Where telephone, electricity and water supplies are properly installed.
- d) Where average grades of commercial and business establishments are located.
- e) Where the land value is lower than the third class.

FIFTH CLASS COMMERCIAL LAND (C-5)

- a) Located along the concrete and asphalt road.
- b) Where the trading center, religious and educational institution is very much behind than the fourth class.

BARANGAY ADDITION HILLS – (001)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
ANTONIO I	R-2	14,000.00	120,000.00
ARULLO	R-2	14,000.00	120,000.00
BALAGTAS	R-2	14,000.00	120,000.00
CALDERON	R-2	14,000.00	120,000.00
COL. ANTONIO L. BUENAVENTURA (formerly EAST)	R-2	14,000.00	120,000.00
GOMEZVILLE	R-2	14,000.00	120,000.00
GRACE	R-2	14,000.00	120,000.00
GUERRERO	R-2	14,000.00	120,000.00
IDEAL	R-2	14,000.00	120,000.00
J.R. YULO	R-2	14,000.00	120,000.00
LAUREL	R-2	14,000.00	120,000.00
LEE	R-2	14,000.00	120,000.00
LUNA MENCINAS	R-2	14,000.00	120,000.00
MABINI	R-2	14,000.00	120,000.00

BARANGAY ADDITION HILLS – (001)

LOCATION	SUB-CLASS.	CURRENT SMV (<i>ORD. 905, S-2022</i>)	PROPOSED SMV
MAY	R-2	14,000.00	120,000.00
MCCULLOUGH	R-2	14,000.00	120,000.00
PILAR	R-2	14,000.00	120,000.00
SCHUYLER	R-2	14,000.00	120,000.00
SOCORRO FERNANDEZ	R-2	14,000.00	120,000.00
SHAW BOULEVARD (from MAYTUNAS CREEK to LEE STREET)	C-2	36,000.00	270,000.00
TINIO	R-2	14,000.00	120,000.00
TORRES	R-2	14,000.00	120,000.00
WACK-WACK	R-2	14,000.00	120,000.00

BARANGAY BAGONG SILANG – (002)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
29 DE AGOSTO	R-3	12,000.00	90,000.00
ARMAND V. FABELLA	R-3	12,000.00	90,000.00
E. JACINTO	R-3	12,000.00	90,000.00
E. MAGALONA	R-3	12,000.00	90,000.00
HAIG	R-3	12,000.00	90,000.00
J. B. VARGAS	R-3	12,000.00	90,000.00
J. LUNA	R-3	12,000.00	90,000.00
LAWSON	R-3	12,000.00	90,000.00
M. YULO	R-3	12,000.00	90,000.00
P. MARTINEZ	R-3	12,000.00	90,000.00
P. QUETA	R-3	12,000.00	90,000.00
PINAGTIPUNAN	R-3	12,000.00	90,000.00
RAWLAND	R-3	12,000.00	90,000.00
SAN CLEMENTE	R-3	12,000.00	90,000.00

BARANGAY BAGONG SILANG – (002)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
SHAW BOULEVARD (from VICENTE FABELLA to 29 DE AGOSTO)	C-2	36,000.00	270,000.00
VICENTE FABELLA (formerly E. Magalona)	R-3	12,000.00	90,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY BARANGKA DRIVE – (003)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
AGUDO	R-4	8,000.00	50,000.00
AYALA HOUSING (all streets)	R-4	12,000.00	90,000.00
BARANGKA DRIVE	R-4	20,000.00	110,000.00
BUSILAK	R-4	10,000.00	70,000.00
E. PANTALEON	R-4	10,000.00	70,000.00
GUINHAWA	R-4	10,000.00	70,000.00
HILAGA	R-4	10,000.00	70,000.00
HINAHON	R-4	10,000.00	70,000.00
KAPALARAN	R-4	10,000.00	70,000.00
KASIPAGAN	R-4	10,000.00	70,000.00
KAYUMANGGI	R-4	10,000.00	70,000.00
MARIA CLARA	R-4	10,000.00	70,000.00
SGT. BUMATAY	R-4	12,000.00	90,000.00
SILANGAN	R-4	10,000.00	70,000.00

BARANGAY BARANGKA DRIVE – (003)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
TIMOG	R-4	10,000.00	70,000.00
TIYAGA	R-4	10,000.00	70,000.00

BARANGAY BARANGKA IBABA – (004)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
AGUDO	R-5	8,000.00	50,000.00
BARANGKA DRIVE	C-5	20,000.00	110,000.00
CORONADO SUBDIVISION (all streets)	R-4	10,000.00	70,000.00
COUNTRYSIDE SUBDIVISION (all streets)	R-4	10,000.00	70,000.00
DIDICAS	R-4	10,000.00	70,000.00
E. PANTALEON	R-4	10,000.00	70,000.00
HILAGA	R-4	10,000.00	70,000.00
IRID	R-4	10,000.00	70,000.00
KAPALARAN	R-4	10,000.00	70,000.00
P. OLIVEROS	R-4	10,000.00	70,000.00
PVT. P. CRUZ	R-4	10,000.00	70,000.00
SACREPANTE	R-4	10,000.00	70,000.00
SILANGAN	R-4	10,000.00	70,000.00
TIMOG	R-4	10,000.00	70,000.00

BARANGAY BARANGKA IBABA – (004)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY BARANGKA ILAYA – (005)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
APO	R-3	12,000.00	90,000.00
BATAAN	R-4	10,000.00	70,000.00
BONI AVENUE (from EDSA to M. VICENTE)	C-4	28,000.00	150,000.00
EDSA (from BONI AVENUE to MAKATI BOUNDARY)	C-1	40,000.00	300,000.00
ILAYA	R-5	8,000.00	50,000.00
LION'S ROAD	R-3	12,000.00	90,000.00
M. VICENTE (formerly Dansalan)	R-2	14,000.00	120,000.00
MADISON	C-3	32,000.00	180,000.00
PANTALEON EXTENSION	R-3	12,000.00	90,000.00
PINATUBO	R-3	12,000.00	90,000.00
PINES	C-3	32,000.00	180,000.00

BARANGAY BARANGKA ILAYA – (005)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
PIONEER (from EDSA to SHERIDAN)	C-3	32,000.00	180,000.00
RELIANCE	C-3	32,000.00	180,000.00
SAN ROQUE	R-4	10,000.00	70,000.00
SHERIDAN	C-3	32,000.00	180,000.00
UNION	C-3	32,000.00	180,000.00

BARANGAY BARANGKA ITAAS – (006)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
ALCHAN	R-4	10,000.00	70,000.00
BONI AVENUE	C-4	28,000.00	150,000.00
E. PANTALEON	R-4	10,000.00	70,000.00
E. SANTOS	R-4	10,000.00	70,000.00
JOSE SALINGA (formerly Kapok)	R-4	10,000.00	70,000.00
LIMAY	R-4	10,000.00	70,000.00
M. VICENTE (formerly Dansalan)	R-2	14,000.00	120,000.00
MAKATURING	R-4	10,000.00	70,000.00
MALAPANTAO	R-4	10,000.00	70,000.00
NATIB	R-4	10,000.00	70,000.00
P. OLIVEROS	R-4	10,000.00	70,000.00
P. VICTORINO	R-4	10,000.00	70,000.00
PALALI	R-4	10,000.00	70,000.00

BARANGAY BARANGKA ITAAS – (006)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
WAYAN	R-4	10,000.00	70,000.00
SIMEON CRUZ	R-4	10,000.00	70,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY BUAYANG BATO – (007)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
BUAYANG BATO	R-5	8,000.00	50,000.00
EDSA (MAKATI BOUNDARY)	C-1	40,000.00	300,000.00
PINES	C-3	32,000.00	180,000.00
PIONEER	C-3	32,000.00	180,000.00
SHERIDAN	C-3	32,000.00	180,000.00

BARANGAY BUROL – (008)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
A. LUNA	R-4	10,000.00	70,000.00
A. T. REYES	R-4	10,000.00	70,000.00
HARAPIN ANG BUKAS	R-4	10,000.00	70,000.00

BARANGAY DAANG BAKAL – (009)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
F. BERNARDO	R-4	10,000.00	70,000.00
GEN. KALENTONG	C-3	32,000.00	180,000.00
HAIG	R-4	10,000.00	70,000.00
J. TIOSEJO	R-4	10,000.00	70,000.00
P. MARTINEZ	R-4	10,000.00	70,000.00
ROMUALDEZ	R-4	10,000.00	70,000.00
SHAW BOULEVARD (from MANILA BOUNDARY to VICENTE FABELLA)	C-2	36,000.00	270,000.00
VICENTE FABELLA (formerly E. Magalona)	R-4	10,000.00	70,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY HAGDAN BATO ITAAS – (010)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
A. BONIFACIO	R-4	10,000.00	70,000.00
A. LUNA	R-4	10,000.00	70,000.00
CAVO F. SANCHEZ	R-4	10,000.00	70,000.00
HAGDAN BATO TOWNHOMES (all streets)	R-3	12,000.00	90,000.00
I. LOPEZ	R-4	10,000.00	70,000.00
M. GONZAGA	R-4	10,000.00	70,000.00
P. BURGOS	R-4	10,000.00	70,000.00
P. GOMEZ	R-4	10,000.00	70,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY HAGDAN BATO LIBIS – (011)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
1 ST STREET	R-4	10,000.00	70,000.00
29 DE AGOSTO	R-4	10,000.00	70,000.00
A. BONIFACIO	R-4	10,000.00	70,000.00
A. MARTINEZ (formerly Acacia Lane)	R-4	10,000.00	70,000.00
AÑO 96	R-4	10,000.00	70,000.00
CLAIRMONT TOWNHOMES (all streets)	R-4	10,000.00	70,000.00
F. ORTIGAS SR.	R-4	10,000.00	70,000.00
FABELLA	R-4	10,000.00	70,000.00
GUERRERO	R-4	10,000.00	70,000.00
H. POBLADOR	R-4	10,000.00	70,000.00
L. CRUZ	R-4	10,000.00	70,000.00
L. GONZALES	R-4	10,000.00	70,000.00
M. YULO	R-4	10,000.00	70,000.00

BARANGAY HAGDAN BATO LIBIS – (011)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
PINAGTIPUNAN	R-4	10,000.00	70,000.00
R. AQUINO	R-4	10,000.00	70,000.00
R. VICENCIO	R-4	10,000.00	70,000.00
SHAW BOULEVARD (from 29 DE AGOSTO to MAYTUNAS CREEK)	C-2	36,000.00	270,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY HARAPIN ANG BUKAS – (012)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
A. LUNA	R-4	10,000.00	70,000.00
EVANGELISTA	R-4	10,000.00	70,000.00
GEN. KALENTONG	C-3	32,000.00	180,000.00
HARAPIN ANG BUKAS	R-4	10,000.00	70,000.00
M. REYES	R-4	10,000.00	70,000.00
M. VASQUEZ	R-4	10,000.00	70,000.00
PAG-ASA	R-3	12,000.00	90,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY HIGHWAY HILLS – (013)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
ANTIPOLO	R-3	12,000.00	90,000.00
ARAYAT	R-3	12,000.00	90,000.00
BANAHAW	R-3	12,000.00	90,000.00
BULUSAN	R-3	12,000.00	90,000.00
CALBAYOG	R-2	14,000.00	120,000.00
CORDILLERA	R-2	14,000.00	120,000.00
DOMINGO M. GUEVARA (formerly Libertad)	C-4	28,000.00	150,000.00
DR. J. FERNANDEZ	R-2	14,000.00	120,000.00
EDSA (from SHAW BOULEVARD to ARAYAT/SIERRA MADRE)	C-1	40,000.00	300,000.00
I. ESTEBAN	R-3	12,000.00	90,000.00
KANLAON	R-3	12,000.00	90,000.00
KING'SROAD	R-2	14,000.00	120,000.00

BARANGAY HIGHWAY HILLS – (013)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
LIKO	R-3	12,000.00	90,000.00
LOPEZ-RIZAL	R-2	14,000.00	120,000.00
MALINAO	R-3	12,000.00	90,000.00
MARIVELES	R-3	12,000.00	90,000.00
MAYFLOWER	C-3	32,000.00	180,000.00
OLD WACK-WACKROAD	R-1	22,000.00	170,000.00
ONG AI GUI (formerly Queen's Road)	R-2	14,000.00	120,000.00
PALLADIUM SUBDIVISION (all streets)	R-1	22,000.00	170,000.00
PINES	C-3	32,000.00	180,000.00
PIONEER (from SHERIDAN to PASIG BOUNDARY)	C-3	32,000.00	180,000.00
RELIANCE	C-3	32,000.00	180,000.00
ROAD I	R-3	12,000.00	90,000.00

BARANGAY HIGHWAY HILLS – (013)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
ROAD II	R-3	12,000.00	90,000.00
SAMAT	R-2	14,000.00	120,000.00
SHAW BOULEVARD (from OLD WACK-WACK ROAD to PASIG BOUNDARY)	C-2	36,000.00	270,000.00
SHERIDAN	C-3	32,000.00	180,000.00
SIERRA MADRE	R-2	14,000.00	120,000.00
SILAY	R-3	12,000.00	90,000.00
SINAG	R-3	12,000.00	90,000.00
SULTAN	R-2	14,000.00	120,000.00
UNITED	C-3	32,000.00	180,000.00
WILLIAMS	C-3	32,000.00	180,000.00

BARANGAY HULO – (014)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
REV. G. AGLIPAY (formerly F. Blumentritt)	R-3	12,000.00	90,000.00
CHUAQUICO	R-4	10,000.00	70,000.00
CORONADO	R-3	12,000.00	90,000.00
GRIARTE	R-4	10,000.00	70,000.00
MATAMIS	R-4	10,000.00	70,000.00
E. PANTALEON	R-4	10,000.00	70,000.00
PRIVATE ROAD	R-4	10,000.00	70,000.00
SAN FRANCISCO	C-5	20,000.00	110,000.00
SAN JOSE	R-4	10,000.00	70,000.00
SANIBOY	R-4	10,000.00	70,000.00
SGT. F. BUMATAY	R-4	10,000.00	70,000.00
TIYAGA	R-4	10,000.00	70,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY MABINI-J. RIZAL – (015)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
A. MABINI	R-4	10,000.00	70,000.00
ABELLA COMPOUND	R-4	10,000.00	70,000.00
ACROPOLIS SUBDIVISION (all streets)	R-2	14,000.00	120,000.00
C. CASTAÑEDA	R-4	10,000.00	70,000.00
F. ROXAS	R-4	10,000.00	70,000.00
J. P. RIZAL	R-3	12,000.00	90,000.00
MENDOZA	R-4	10,000.00	70,000.00
NANIRAHAN	R-4	10,000.00	70,000.00
PANANALIG	R-4	10,000.00	70,000.00
RODRIGUEZ COMPOUND	R-4	10,000.00	70,000.00
VILLARICA	R-4	10,000.00	70,000.00

BARANGAY MALAMIG – (016)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
AGUDO	R-5	8,000.00	50,000.00
ARAYAT	R-2	14,000.00	120,000.00
BARANGKA DRIVE	C-5	20,000.00	110,000.00
BASILAN	R-3	12,000.00	90,000.00
BONI AVENUE	C-4	28,000.00	150,000.00
BULUSAN	R-3	12,000.00	90,000.00
CAMIGUIN	R-3	12,000.00	90,000.00
CORDILLERA	R-2	14,000.00	120,000.00
CRESTA	R-3	12,000.00	90,000.00
EDSA (from ARAYAT/SIERRA MADRE to BONI AVENUE)	C-1	40,000.00	300,000.00
M. VICENTE (formerly Dansalan)	R-2	14,000.00	120,000.00

BARANGAY MALAMIG – (016)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
HALCON	R-3	12,000.00	90,000.00
IRID	R-3	12,000.00	90,000.00
LUNAS	R-3	12,000.00	90,000.00
MAKILING	R-3	12,000.00	90,000.00
MAYON	R-2	14,000.00	120,000.00
PINATUBO	R-2	14,000.00	120,000.00
PULOG	R-3	12,000.00	90,000.00
TABAYOG	R-3	12,000.00	90,000.00
TALAYAN	R-3	12,000.00	90,000.00
TALUMPONG	R-3	12,000.00	90,000.00
SACREPANTE	R-4	10,000.00	70,000.00
SIERRA MADRE	R-2	14,000.00	120,000.00
SULATAN	R-3	12,000.00	90,000.00

BARANGAY MAUWAY – (017)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
9 DE FEBRERO	R-2	14,000.00	120,000.00
AMARILLO	R-3	12,000.00	90,000.00
ANTIPOLO	R-3	12,000.00	90,000.00
ARAYAT	R-2	14,000.00	120,000.00
BULUSAN	R-3	12,000.00	90,000.00
CALBAYOG	R-2	14,000.00	120,000.00
DOMIGO M. GUEVARA (formerly Libertad)	C-4	28,000.00	150,000.00
DR. J. FERNANDEZ	R-2	14,000.00	120,000.00
FABELLA	R-3	12,000.00	90,000.00
M. CRUZ	R-3	12,000.00	90,000.00
MONTALBAN	R-3	12,000.00	90,000.00
PAETE	R-3	12,000.00	90,000.00
SAN JOSE	R-3	12,000.00	90,000.00
SINAG	R-3	12,000.00	90,000.00

BARANGAY NAMAYAN – (018)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
1 ST STREET	R-4	10,000.00	70,000.00
2 ND STREET	R-4	10,000.00	70,000.00
3 RD STREET	R-4	10,000.00	70,000.00
4 TH STREET	R-4	10,000.00	70,000.00
5 TH STREET	R-4	10,000.00	70,000.00
C. CASTAÑEDA	R-4	10,000.00	70,000.00
DOÑA BASILISA YANGCO	R-4	10,000.00	70,000.00
DREAMLAND SUBDIVISION (all streets)	R-3	12,000.00	90,000.00
J. P. RIZAL	R-3	12,000.00	90,000.00
MERRYLAND SUBDIVISION (all streets)	R-3	12,000.00	90,000.00
WONDERLAND TOWNHOMES (all streets)	R-3	12,000.00	90,000.00

BARANGAY NEW ZANIGA – (019)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
A. MARTINEZ	R-3	12,000.00	90,000.00
B. FRANCISCO	R-3	12,000.00	90,000.00
B. TAMAYO	R-3	12,000.00	90,000.00
BONI AVENUE (from A. MARTINEZ to P. CRUZ)	C-5	20,000.00	110,000.00
D. DE LEON	R-3	12,000.00	90,000.00
E. REYES	R-3	12,000.00	90,000.00
F. ORTIGAS SR.	R-2	14,000.00	120,000.00
G. ALVARAN	R-3	12,000.00	90,000.00
G. CANTERAS	R-3	12,000.00	90,000.00
G. PEDRO	R-3	12,000.00	90,000.00
I. LOPEZ	R-3	12,000.00	90,000.00
L. CRUZ	R-3	12,000.00	90,000.00

BARANGAY NEW ZANIGA – (019)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
M. LERMA	R-3	12,000.00	90,000.00
N. BALLESTEROS	R-3	12,000.00	90,000.00
P. CRUZ	R-2	14,000.00	120,000.00
P. LOPEZ	R-3	12,000.00	90,000.00
POLICARPIO	R-3	12,000.00	90,000.00
R. O. SANTOS	R-3	12,000.00	90,000.00
T. BERNARDO	R-3	12,000.00	90,000.00

BARANGAY OLD ZANIGA – (020)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
C. DE VENECIA	R-3	12,000.00	90,000.00
CAPT. GABRIEL	R-3	12,000.00	90,000.00
CAPT. MAGTOTO	R-3	12,000.00	90,000.00
E. REYES	R-3	12,000.00	90,000.00
G. CANTERAS	R-3	12,000.00	90,000.00
G. PEDRO	R-3	12,000.00	90,000.00
HERNANDEZ	R-3	12,000.00	90,000.00
J. DELA CRUZ	R-3	12,000.00	90,000.00
J. VICENCIO	R-3	12,000.00	90,000.00
L. PARADA	R-3	12,000.00	90,000.00
M. LERMA	R-3	12,000.00	90,000.00
M. LEYVA	R-3	12,000.00	90,000.00

BARANGAY OLD ZANIGA – (020)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
N. BALLESTEROS	R-3	12,000.00	90,000.00
P. CRUZ	R-2	14,000.00	120,000.00
REV. G. AGLIPAY (formerly F. Blumentritt)	R-3	12,000.00	90,000.00

BARANGAY PAG-ASA – (021)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
A. LUNA	R-4	10,000.00	70,000.00
A. MABINI	R-4	10,000.00	70,000.00
A. T. REYES	R-4	10,000.00	70,000.00
GEN. KALENTONG	C-3	32,000.00	180,000.00
INOCENTES	R-4	10,000.00	70,000.00
MODESTA MATEO	R-4	10,000.00	70,000.00
NEW PANADEROS (from MANILA BOUNDARY to GEN. KALENTONG)	C-3	32,000.00	180,000.00
PAG-ASA	R-3	12,000.00	90,000.00
REV. G. AGLIPAY (formerly F. Blumentritt)	C-5	20,000.00	110,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY PLAINVIEW – (022)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
ALIW	R-3	12,000.00	90,000.00
BARANGKA DRIVE	C-5	20,000.00	110,000.00
BONI AVENUE (from BARANGKA DRIVE to P. CRUZ)	C-4	28,000.00	150,000.00
BUENCONSEJO	R-3	12,000.00	90,000.00
BUENVIAJE	R-3	12,000.00	90,000.00
BULALAKAW	R-3	12,000.00	90,000.00
BUSILAK	R-3	12,000.00	90,000.00
CELIA	R-3	12,000.00	90,000.00
CONCEPCION	R-3	12,000.00	90,000.00
DALISAY	R-3	12,000.00	90,000.00
DR. JOSE FABELLA ROAD (formerly Balagtas)	R-3	12,000.00	90,000.00
FATIMA	R-3	12,000.00	90,000.00

BARANGAY PLAINVIEW – (022)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
FLORANTE	R-3	12,000.00	90,000.00
GUINHAWA	R-3	12,000.00	90,000.00
KALINISAN	R-3	12,000.00	90,000.00
KASIPAGAN	R-3	12,000.00	90,000.00
KATARUNGAN	R-3	12,000.00	90,000.00
KAYUMANGGI	R-3	12,000.00	90,000.00
KISLAP	R-3	12,000.00	90,000.00
LAURA	R-3	12,000.00	90,000.00
LIGAYA	R-3	12,000.00	90,000.00
LOURDES	R-3	12,000.00	90,000.00
M. MARTINEZ (C-3 ROAD)	C-5	20,000.00	110,000.00
MARIA CLARA	R-3	12,000.00	90,000.00
MAHARLIKA	R-3	12,000.00	90,000.00

BARANGAY PLAINVIEW – (022)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
MALAYA	R-3	12,000.00	90,000.00
MAYSILO CIRCLE	C-4	28,000.00	150,000.00
NORTH SIKAP	R-3	12,000.00	90,000.00
PAYAPA	R-3	12,000.00	90,000.00
SAN CARLOS	R-3	12,000.00	90,000.00
SAN FRANCISCO	C-5	20,000.00	110,000.00
SAN IGNACIO	R-3	12,000.00	90,000.00
SAN JOAQUIN	R-3	12,000.00	90,000.00
SAN MARCELINO	R-3	12,000.00	90,000.00
SAN MIGUEL	R-3	12,000.00	90,000.00
SAN PABLO	R-3	12,000.00	90,000.00
SAN RAFAEL	R-3	12,000.00	90,000.00
SANGGUMAY	R-3	12,000.00	90,000.00

BARANGAY PLAINVIEW – (022)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
SOUTH SIKAP	R-3	12,000.00	90,000.00
SGT. BUMATAY	R-2	14,000.00	120,000.00
STA. ANA	R-3	12,000.00	90,000.00
STA. LUCIA	R-3	12,000.00	90,000.00
STO. NIÑO	R-3	12,000.00	90,000.00
STO. ROSARIO	R-3	12,000.00	90,000.00
TANGLAW	R-3	12,000.00	90,000.00
TIYAGA	R-3	12,000.00	90,000.00

BARANGAY PLEASANT HILLS – (023)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
9 DE FEBRERO	R-2	14,000.00	120,000.00
B. CASTAÑEDA	R-2	14,000.00	120,000.00
E. DELA PAZ	R-2	14,000.00	120,000.00
G. FERNANDO	R-2	14,000.00	120,000.00
JAIME CARDINAL SIN (formerly E. Rodriguez)	R-2	14,000.00	120,000.00
M. MARTINEZ (C-3 ROAD)	C-4	28,000.00	150,000.00
OLD WACK-WACKROAD	R-1	22,000.00	170,000.00
R. PASCUAL	R-2	14,000.00	120,000.00
S. LAUREL	R-2	14,000.00	120,000.00
SHAW BOULEVARD (from M. MARTINEZ to OLD WACK-WACKROAD)	C-2	36,000.00	150,000.00
V. VICTORINO	R-2	14,000.00	120,000.00

BARANGAY POBLACION – (024)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
A. LUNA	R-4	10,000.00	70,000.00
A. MABINI	R-4	10,000.00	70,000.00
A. MARTINEZ	R-3	12,000.00	90,000.00
BONI AVENUE	R-4	10,000.00	70,000.00
F. ORTIGAS SR. (Extension)	R-3	12,000.00	90,000.00
I. LOPEZ	R-3	12,000.00	90,000.00
M. LERMA	R-4	10,000.00	70,000.00
P. BURGOS	R-4	10,000.00	70,000.00
P. GOMEZ	R-4	10,000.00	70,000.00
PARAISO	R-4	10,000.00	70,000.00
REV. G. AGLIPAY (from SAN FELIPE NERI to A. LUNA)	C-5	20,000.00	110,000.00
REV. G. AGLIPAY (from SAN FELIPE NERI to M. LEYVA)	R-3	12,000.00	90,000.00

BARANGAY POBLACION – (024)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
STAR	R-4	10,000.00	70,000.00
MONDAY (Callejon)	R-4	10,000.00	70,000.00
TUESDAY (Callejon)	R-4	10,000.00	70,000.00
WEDNESDAY (Callejon)	R-4	10,000.00	70,000.00
THURSDAY (Callejon)	R-4	10,000.00	70,000.00
FRIDAY (Callejon)	R-4	10,000.00	70,000.00
SATURDAY (Callejon)	R-4	10,000.00	70,000.00
SUNDAY (Callejon)	R-4	10,000.00	70,000.00

BARANGAY SAN JOSE – (025)

LOCATION	SUB-CLASS.	CURRENT SMV <i>(ORD. 905, S-2022)</i>	PROPOSED SMV
BONI AVENUE	C-4	28,000.00	150,000.00
SEN. NEPTALI GONZALES SR. (formerly P.N.R.)	R-5	8,000.00	50,000.00

BARANGAY VERGARA – (026)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
A. BILOG	R-4	10,000.00	70,000.00
C. DELA CRUZ	R-4	10,000.00	70,000.00
E. CRUZ	R-4	10,000.00	70,000.00
G. ENRIQUEZ	R-4	10,000.00	70,000.00
I. TRINIDAD	R-4	10,000.00	70,000.00
J. CATA CUTAN	R-4	10,000.00	70,000.00
J. P. RIZAL	R-3	12,000.00	90,000.00
M. ALCARAZ	R-4	10,000.00	70,000.00
REV. G. AGLIPAY	R-4	10,000.00	70,000.00

BARANGAY WACK-WACK GREENHILLS EAST – (027)

LOCATION	SUB-CLASS.	CURRENT SMV (ORD. 905, S-2022)	PROPOSED SMV
ADB AVENUE (San Miguel Avenue)	C-2	36,000.00	270,000.00
BANK DRIVE	C-2	36,000.00	270,000.00
DOÑA JULIA VARGAS AVENUE	C-2	36,000.00	270,000.00
EDSA (from CONNECTICUT to SHAW BOULEVARD)	C-1	40,000.00	300,000.00
GREENHILLS EAST SUBDIVISION (all streets)	R-1	22,000.00	170,000.00
GUADIX DRIVE	C-2	36,000.00	270,000.00
LOURDES	C-2	36,000.00	270,000.00
ORTIGAS AVENUE	C-2	36,000.00	270,000.00
POVEDA	C-2	36,000.00	270,000.00
SHAW BOULEVARD (from WACK-WACK ROAD to PASIG BOUNDARY)	C-2	36,000.00	270,000.00
ST. FRANCIS	C-2	36,000.00	270,000.00
WACK-WACK ROAD	R-1	22,000.00	170,000.00
WACK-WACK VILLAGE SUBDIVISION (all streets)	R-1	22,000.00	170,000.00



PROPOSED SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC) FOR BUILDINGS AND OTHER STRUCTURES

The following shall constitute the proposed base unit construction costs for buildings and other structures:

TYPES OF CONSTRUCTION

Type V. – Type V buildings shall be fire-resistive. The structural elements shall be of steel, iron, concrete, or masonry construction. Walls, ceilings, and permanent partitions shall be of incombustible fire-resistive construction.

Type IV. – Type IV buildings shall be of steel, iron, concrete, or masonry construction. Walls, ceiling, and permanent partitions shall be of incombustible fire-resistive construction: *Except*, that permanent non-bearing partitions of one-hour fire-resistive construction may use fire-retardant treated wood within the framing assembly.

Type III. – Type III buildings shall be of masonry and wood construction. Structural elements may be any of the materials permitted by this Code: Provided, that the building shall be one-hour fire-resistive throughout. Exterior walls shall be of incombustible fire-resistive construction.

Type II. – Type II buildings shall be of wood construction with protective fire-resistant materials and one-hour fire-resistive throughout: Except, that permanent non-bearing partitions may use fire-retardant treated wood within the framing assembly.

Type I. – Type I buildings shall be a wood construction. The structural elements may be any of the materials permitted by this Code.



REPUBLIC OF THE PHILIPPINES
CITY GOVERNMENT OF MANDALUYONG

CITY ASSESSOR'S DEPARTMENT
ISO 9001:2015 CERTIFIED



**SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC)
FOR BUILDINGS AND OTHER STRUCTURES**

TYPE	1. RESIDENTIAL CONDOMINIUM Highrise: 10 storeys & above	1a. Residential Condominium Midrise: below 10 storeys	2. COMMERCIAL BUILDING COMMERCIAL CONDOMINIUM Highrise: 10 storeys & above	2a. Commercial Building Commercial Condominium Midrise: below 10 storeys	3. HOTEL 3a. Condotel	4. CONVENTION HALL 4a. AUDITORIUM 4b. THEATER 4c. CLUBHOUSE	5. HOSPITAL	6. APARTELLE 6A. APARTMENT BUILDING (4 storeys & below)	7. OFFICE/COMMERCIAL BUILDING 7a. BANK 7b. SHOWROOM 7c. MALL 7d. TRANSPORT HUB / TERMINAL (2 storeys & below)
V	50,000.00	45,000.00	47,500.00	42,500.00	42,000.00	39,000.00	38,000.00	36,500.00	35,000.00
IV	43,000.00	38,300.00	40,400.00	36,100.00	35,700.00	33,200.00	32,300.00	31,000.00	29,800.00
III	36,600.00	32,600.00	34,300.00	30,700.00	30,300.00	28,200.00	27,500.00	26,400.00	25,300.00
II								22,400.00	21,500.00
I								19,000.00	18,300.00

TYPE	8. CATHEDRAL 8a. CHURCH 8b. CHAPEL	9. COLUMBARIUM	10. FUNERAL PARLOR	11. SCHOOL	12. ONE FAMILY DWELLING 12a. DUPLEX 12b. TOWNHOUSE	13. GASOLINE STATION	14. CARPARK BUILDING 14a. STEEL PARKING	15. PRE-FAB / MODULAR BUILDING	16. SUPERMRKET 16a. SHOPPING BLDG. 16b. GROCERY 16c. CONVENIENCE STORE
V	34,000.00	31,000.00	29,000.00	28,000.00	25,000.00	26,000.00	25,000.00	26,000.00	33,000.00
IV	28,900.00	26,400.00	24,700.00	23,800.00	21,300.00	22,100.00	21,300.00	22,100.00	28,100.00
III	24,600.00	22,400.00	21,000.00	20,200.00	18,100.00	18,800.00	18,100.00	18,800.00	23,900.00
II			17,900.00	17,200.00	15,400.00				20,300.00
I			15,200.00	14,600.00	13,100.00				17,300.00



**SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC)
FOR BUILDINGS AND OTHER STRUCTURES**

TYPE	17. RESTAURANTS 16a. EVENTS' PLACE (2 storeys & below)	18. MOTEL	19. ACCESSORIA OR ROW HOUSE	20. COLD STORAGE	21. GYMNASIUM 21a. RECREATIONAL BUILDING	22. BOARDING HOUSE 22a. LODGING HOUSE 22b. PENSION HOUSE 22c. DORMITORY 22d. CONVENT 22e. PARSONAGE 22f. SEMINARY (4 storeys & below)	23. ACCESSORY BLDG. 23a. LAUNDRY 23b. GUARDHOUSE 23c. SERVANTS' QUARTERS 23d. STORE OF ANY KIND 23e. CLINIC	24. MARKET	25. INDUSTRIAL BLDG. 25a. FACTORY 25b. HANGAR
V	31,000.00	30,000.00	22,500.00	24,000.00	23,000.00	31,000.00	16,000.00	19,000.00	18,000.00
IV	26,400.00	25,500.00	19,200.00	20,400.00	19,600.00	26,400.00	13,600.00	16,200.00	15,300.00
III	22,400.00	21,700.00	16,300.00	17,300.00	16,700.00	22,400.00	11,600.00	13,800.00	13,000.00
II	19,000.00		13,900.00			19,000.00	9,900.00	11,700.00	11,100.00
I	16,200.00		11,800.00			16,200.00	8,400.00	9,900.00	9,400.00

TYPE	26. OPEN SHED 26a. WORKSHOP 26b. CARSHOP	27. WAREHOUSE	28. STORAGE FACILITY	29. SWIMMING POOL
V	14,500.00	15,000.00	30,000.00	14,000.00
IV	12,300.00	12,800.00	25,500.00	11,900.00
III	10,500.00	10,900.00	21,700.00	10,100.00
II	8,900.00	9,300.00		
I	7,600.00	7,900.00		

Reference Note: The above Schedule of Base Unit Construction Cost (SBUCC) was formulated with reference to and harmonized with the SBUCC of Quezon City. The values were adopted as benchmark indicators due to their technical basis, validated cost data, and comparability in urban development characteristics and construction standards, ensuring reasonableness, consistency, and defensibility of construction cost estimates.